



**NOTICE OF
CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO (NEW LOCATION)**

TUESDAY, JANUARY 13, 2015

11:00 A.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action

A G E N D A

WORKSESSION/REGULAR SESSION 11:00 A.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Capital Improvement Plan, short term and long term items
 - 1) 11:00 a.m. - 12:00 p.m. City Council lunch and general overview
 - 2) 12:00 p.m. – 1:00 p.m. Parks and Recreation Department
 - 3) 1:00 p.m. – 2:00 p.m. Police Department
 - 4) 2:00 p.m. – 3:00 p.m. Fire Department
 - 5) 3:00 p.m. – 4:00 p.m. Public Works Department
 - 6) 4:00 p.m. – 4:30 p.m. Planning and Development Department
 - 7) 4:30 p.m. – 5:00 p.m. Recess
- B. Engineering update – Johnson
- C. Employee Introductions and recognitions – Johnson, Liebman
- D. Keep Celina Beautiful update – Wilson, Norris
- E. Discussion regarding any and all agenda items

III. EXECUTIVE SESSION:

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the “Speaker List” with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA: Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Consider and act upon approval of meeting minutes from: 12/09/2014, 12/15/2014, 12/22/2014.
Faulkner

- B. Consider and act upon approval of an agreement by and between the City of Celina and the Greater Celina Chamber of Commerce for promoting and organizing the Celina Balloon Festival. Wilson
- C. Consider and act upon approval of interlocal agreements by and between the City of Celina and Denton County for Fire protection services and ambulance services. Metdker
- D. Consider and act upon an agreement by and between the City of Celina Fire Department and Training Division.com providing educational facilities for clinical practice of EMT's and Paramedics. Metdker
- E. Consider and take action on a Final Plat for DC Ranch Phase 2 being 62 residential lots on ± 75.883 acres out of the Joab H. Biggs Survey, Abstract No. 52, within the Extraterritorial Jurisdiction of Celina, Texas. Liebman
- F. Consider and take action on a resolution of the City Council of the City of Celina, Texas, supporting the contribution of \$5,000,000 from the Regional Transportation Council for the extension of Dallas North Tollway from FM428 to CR 9 and supporting the Dallas North Tollway Alignment. Liebman
- G. Consider and act upon authorizing the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project - Southeastern Denton County. Liebman

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony regarding the submission of applications to the Texas Department of Agriculture for Texas Community Development Block Grant Program (TXCDBG) grant funds for water improvements and take action regarding a resolution of the City Council of Celina, Texas authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the city manager to act as the City's Executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program. Johnson
- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance amending the Celina Code of Ordinances, Chapter 10 Subdivision Ordinance, Article 10.02 Impact Fees by adopting a new division concerning impact fees for roadway facilities; adopting land use assumptions, service area boundaries and capital improvement plans; and approving assessment and collection schedules for roadway impact fees; providing for use of proceeds from such accounts; providing for relief procedures, exemptions and credits; providing for updates. Johnson
- C. Conduct a public hearing to consider and act upon proposed development regulations and an extraterritorial jurisdiction development agreement with The Parks at Wilson Creek, L.P. for The Parks at Wilson Creek development, approximately 539.914 acres generally located at the north of the Future Outer Loop, east of County Road 92, west of FM 2478 and south of FM 455, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. Liebman
- D. Conduct a public hearing to consider testimony on the proposed assessment to be levied against the assessable property within The Parks at Wilson Creek Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code. Fort/Liebman
- E. Conduct a public hearing to consider testimony on the proposed assessment to be levied against the assessable property and to rescind assessment Ordinance No. 2008-14 within the Lakes at Mustang Ranch Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code. Fort/Liebman
- F. Conduct a public hearing to consider testimony and take action regarding a Residential Replat request on ± 5.747 acres in the Oxford Farms Addition, Lot 12, and is more commonly known as 8285 Falcon Court. Liebman

- G. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls, and Screening Requirements. Liebman
- H. Conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.009 PRO, Preston Road overlay district. Liebman
- I. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Prosper ISD for 112.286 acres in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. (Wellspring) Liebman
- J. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Mike A. Myers Investment Holdings L.P. for 3.413 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #4. Liebman
- K. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from the Kim Family Living Trust for 97.547 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #12. Liebman
- L. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Frisco Industrial Partners for 36.27 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #11A(1). Liebman
- M. Conduct two public hearings (6:30 p.m.) and (6:35 p.m.) regarding a voluntary annexation request from Tarsan Corp for 36.740 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #2. Liebman

IX. ACTION ITEMS:

- A. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1A, being 212 lots on ± 59.906 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy) Liebman
- B. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1B, being 115 lots on ± 30.428 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy) Liebman
- C. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1C, being 91 lots on ± 25.539 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy) Liebman
- D. Consider and take action on a Final Plat for Light Farms Phase 4 being 78 residential lots on ± 17.70 acres out of the John Ragsdale Survey, Abstract No. 734, and the Collin County School Land Survey No. 14, Abstract No. 167 within the Extraterritorial Jurisdiction of Celina, Texas. Liebman
- E. Consider and act on an ordinance repealing assessment Ordinance No. 2008-14 regarding The Lakes at Mustang Ranch Public Improvement District, terminating assessments against the property, releasing liens against the property and providing for recordation in the real property records of Collin County, Texas. Fort/Liebman
- F. Consider and act upon approval of an ordinance of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phase #1 Assessed Property, for The Lakes at Mustang Ranch Public Improvement District; making a finding

of special benefit to assessable property within Phase #1 of the District and establishing a lien on such property for payment of the Phase #1 Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phase #1 Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. Fort/Liebman

- G. Consider and act upon approval of an ordinance of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phases #2-9 Assessed Property, for the Lakes at Mustang Ranch Public Improvement District; making a finding of special benefit to the assessable property within Phases #2-9 of the District; levying special assessments against property within Phases #2-9 of the District and establishing a lien on such property; providing for payment of the Phases #2-9 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phases #2-9 Major Improvement Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. Fort/Liebman
- H. Consider and act upon approval of an ordinance of the City Council of the city of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Assessed Property, for The Parks at Wilson Creek Public Improvement District; making a finding of special benefit to assessable property within the District and establishing a lien on such property for payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. Fort/Liebman
- I. Consider all matters incident and related to the issuance and sale of “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)”, including the adoption of an ordinance authorizing the issuance of such bonds and approving and authorizing related agreements. Fort/Liebman
- J. Consider all matters incident and related to the issuance and sale of “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #2-9 Project)”, including the adoption of an ordinance authorizing the issuance of such bonds and approving and authorizing related agreements. Fort/Liebman
- K. Consider and act upon an ordinance accepting a petition from Celina 682 Partners, L.P., a Texas Limited Partnership, and dissolving Mustang Ranch Municipal Management District No. 1. Fort/Liebman
- L. Consider and act upon approval of a resolution of the City Council approving a reimbursement agreement between Celina 682 Partners, L.P. and City of Celina to include developer construction obligations, mechanics for developer payment from PID bonds and developer reimbursement, if any, from cash-flow collection of PID assessments for The Lakes at Mustang Ranch Public Improvement District. Fort/Liebman
- M. Consider and act on approval of a resolution approving a 380 Economic Development Agreement, by and between the City of Celina, The Parks at Wilson Creek, L.P. and Celina 682 Partners, L.P. related to The Lakes at Mustang Ranch Public Improvement District and The Parks at Wilson Creek Public Improvement District and costs for off-site water and sewer improvements included as PID assessments. Fort/Liebman
- N. Consider and act on approval of a resolution approving a 380 Economic Development Agreement, by and between the City of Celina, The Parks at Wilson Creek, L.P. and Celina 682 Partners, L.P. related to incentives for homes built within The Lakes at Mustang Ranch Public Improvement District and The Parks at Wilson Creek Public Improvement District. Fort/Liebman

- O. Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, the Farmer's Market and Celina Balloon Festival for the year 2015. Wilson
- P. Consider and act upon approval of a resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Council Member for Place 2, and a Council Member for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of Denton County, Celina Independent School District Board of Trustees and Collin County Community College to be held on Saturday, May 9, 2015. Faulkner *(Resolucion del Concilio Municipal de La Ciudad de Celina, Tejas, se ordenan y convocan las Elecciones Generales para el fin de elegir un Miembro del Concilio de Lugar 2, y un Miembro del Concilio de Lugar 3 para termino de tres (3) anos cada uno: autoriza una eleccion conjunta con el Administrador de Elecciones del Condado Denton y las subdivisiones politicas ubicados total o parcialmente dentro de sus limites Condado de Denton, y el Administrador de Elecciones del Condado Collin y el Distrito Escolar Independiente de Celina y Collin County Community College que se celebrara el 9 de Mayo 2015)*
- Q. Consider and act upon approval of a resolution of the City Council of the City of Celina, Texas, ordering and calling a special election for the purpose of electing a Council Member for Place 1 to fill the remainder of a three (3) year term to the City Council to be held on May 9, 2015. Faulkner *(Resolucion del Concilio Municipal de La Ciudad de Celina, Tejas, se ordenan y convocan las Elecciones Especial para el fin de elegir un Miembro del Concilio de Lugar 1 por el resto del termino actual, que se celebrara el 9 de Mayo 2015)*
- R. Consider and act upon a resolution of the City of Celina, Texas, regarding a proposed application for support for a low income tax credit program project, generally located south of E. Ash St., east of Business 289/S. Okilahoma Dr., and west of SH 289/Preston Road. Liebman

X. ADJOURNMENT:

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, January 9, 2015 at p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Notice Removed